



April 12, 2022

Zoning Hearing Officer
City of Phoenix, Planning and Development Department
200 W. Washington Street, 2nd Floor
Phoenix, Arizona 85003

Re: **ZA-89-22-6 ACSPD**, 5275 E Arcadia Lane, Arcadia Special Planning District

Dear Sir or Madam:

With respect to (ZA-89-22-6), 5275 E Arcadia Lane, The Arcadia Camelback Mountain Neighborhood Association does not oppose the variance request to reduce the rear yard (west) setback to 20 feet. The home is being reoriented relative to the city-defined front and rear lot lines. In this case, the side yard will be the western property line (20 ft required) and the rear will be the southern property line (40 ft required). In this new reorientation, the homeowner is honoring the required setbacks for front, rear and side yards, therefore we do not oppose. ACMNA, in speaking with the applicant has agreed that the following stipulation will be added, **“Development of Lot 3 of Exeter Estates shall be in general conformance with the plot plan provided with the 4/21/22 submission, whereby the primary structure shall be setback a minimum of 40 feet from the southern property line.”** This affords additional protections for the community as the property owner by code will still be allowed a 20-foot setback to the south. Plans can change and there may be a desire to build out the home to the south at some point. Doing so would no longer be acting in the spirit or the intent of this reorientation request.

In closing, ACMNA does not oppose this request and asks that the agreed upon stipulation be added, “Development of Lot 3 of Exeter Estates shall be in general conformance with the plot plan provided with the 4/21/22 submission, whereby the primary structure shall be setback a minimum of 40 feet from the southern property line.”

Thank you for allowing us to provide our input.

Sincerely,

Tristahn Schaub
Chairman, ACMNA Preservation Committee
www.acmna.org